



19 (2f2) Balfour Street
Leith, EDINBURGH, EH6 5DG



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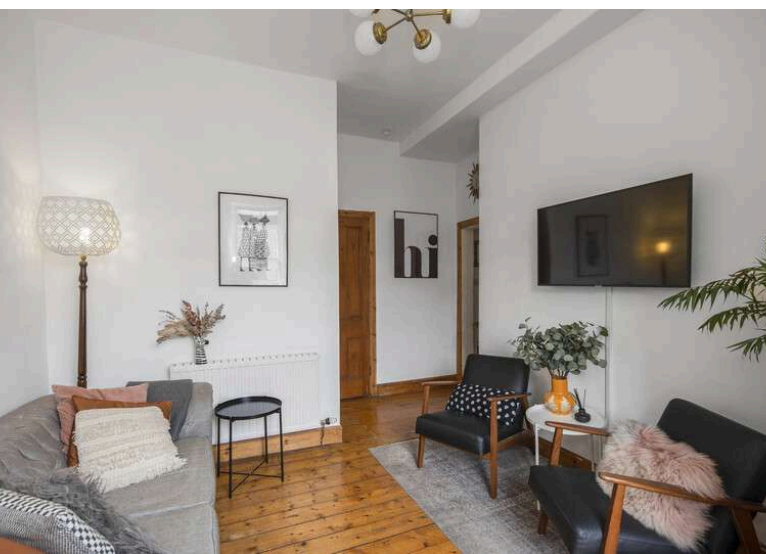


19 (2f2)

Balfour Street

Attractively presented Second Floor Flat which forms part of a handsome traditional tenement just off Leith Walk and conveniently located close to an excellent range of local amenities and facilities.

- Reception hall
- Lounge
- Fitted kitchen
- 2 double bedrooms
- Boxroom
- Bathroom
- Gas central heating
- Double glazing
- Communal rear garden
- Zoned permit parking



Home Report: £240,000

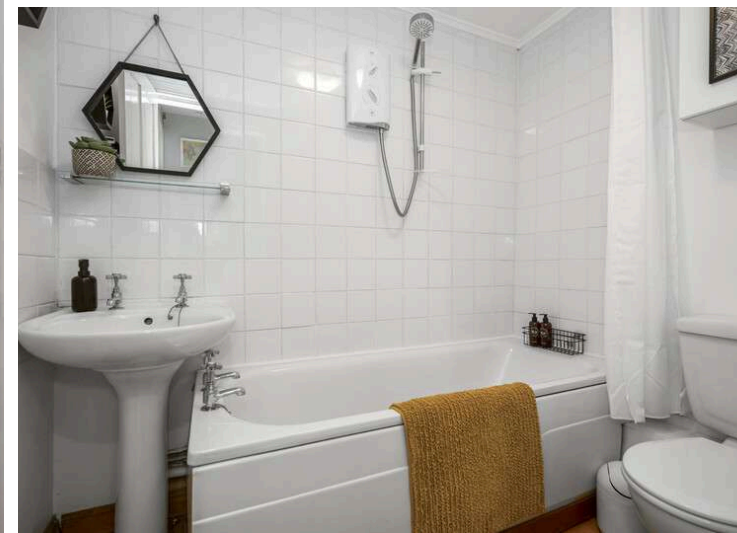
EPC Rating: C

The flat is entered off a well kept common stairway with secure entry and offers flexible accommodation comprising reception hall, lounge, fitted kitchen, two double bedrooms, a useful boxroom/study and bathroom with shower. It also enjoys the benefit of gas central heating and double glazing.

There is an area of shared garden ground to the rear of the building and zoned permit parking on Balfour Street itself.

Early viewing is highly recommended to fully appreciate what is on offer.

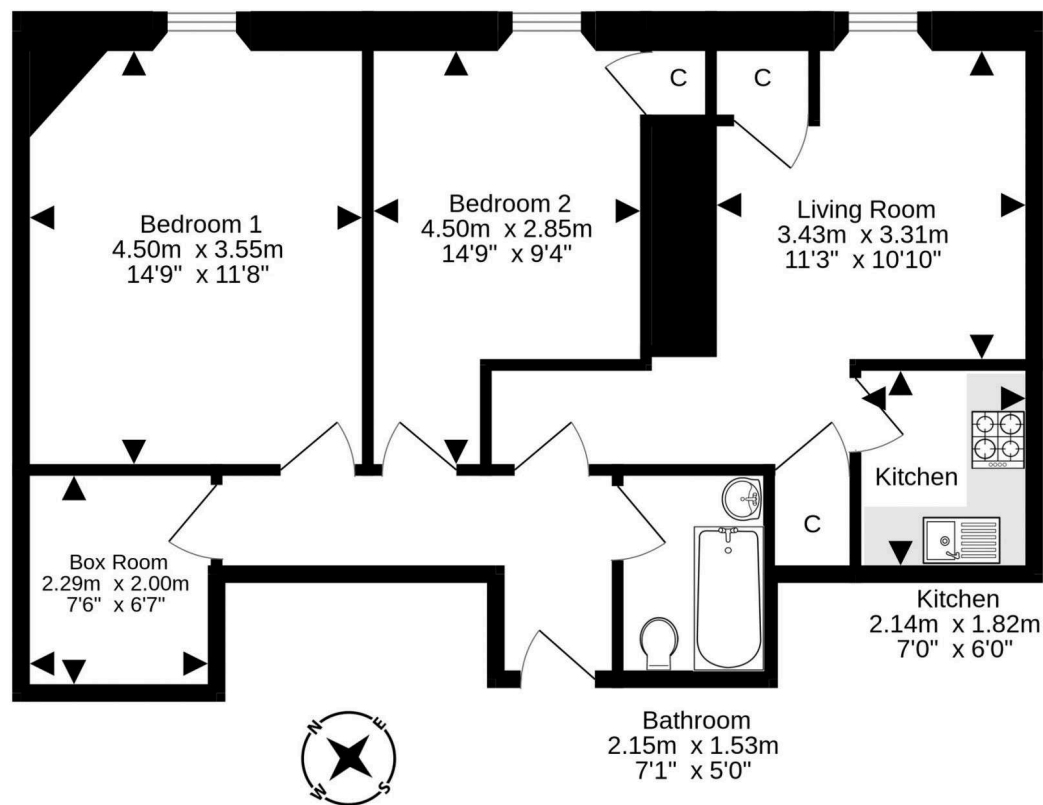
Extras: to include all fitted floor coverings, light fittings, curtains, blinds, hob, oven, fridge/freezer and washing machine.



Located just a few miles north-east of the city centre, Leith is characterised by an eclectic mix of bars, cafés, and eateries. The area also benefits from a wealth of retail outlets, including Ocean Terminal shopping centre. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries and artists' studios.

The tram line runs through Leith, with a stop conveniently located at the end of the street where it meets Leith Walk, providing a swift connection through the City Centre and out to the airport. The City Centre is also easily accessible by bus, day and night.

Amidst the bustle of Leith are various tranquil green spaces, such as Leith Links and Claremont Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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